



2011 Program Year CAPER

The CPMP 2010 Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

GENERAL

GRANTEE: City of Sheboygan

CON PLAN PERIOD: April 1, 2011 to March 31, 2012

Executive Summary (92.220(b))

The Executive Summary is required. Provide a brief overview that includes major initiatives and highlights how activities undertaken during this program year addressed strategic plan objectives and areas of high priority identified in the consolidated plan.

PY 2011 Executive Summary:

The purpose of the Consolidated Annual Performance and Evaluation Report (CAPER) is to report of the performance of the City of Sheboygan, Community Development Block Grant Program and how it provided new or improved availability/accessibility, affordability, sustainability of decent housing, suitable living environment, and economic opportunity.

In 2011, the CDBG entitlement amount was \$981,553. Approximately 99.39% of the funds were used on programs or activities that benefited low-to-moderate income persons.

Although the City does not allocate funds to our housing rehabilitation and Lead Grant program from our yearly entitlement monies, we continue to promote these programs to assist low/moderate income persons with a means to renovate their home.

Summary of Resources and Distribution of Funds

1) Provide a description of the geographic distribution and location of investment (including areas of low-income and minority concentration).

PY 2011 CAPER #1 response:

Census Tract No.	% LMI	Name of Organization	Funds Expended
5	62.6	Mental Health America	\$1,875.00
5	62.6	Hmong Association	\$11,974.00
5,6,8	63.5	Sheboygan Housing Coalition	\$42,000.00
7	63.1	Safe Harbor	\$7,385.00
6,8	65	Salvation Army Emergency Shelter	\$10,500.00

6,8	65	Sheboygan Housing Assistance Center	\$24,424.00
8	58.6	Partners for Community Development	\$22,500.00
8	58.6	Family Connections	\$1,500.00
5,6,7,8	62.4	Sheboygan Transit	\$42,493.00
6,8	65	Sheboygan County Interfaith Org	\$4,921.00
5,6,8	63.5	Rebuilding Together	\$30,000.00
5,7,8	63.5	Family Service Association	\$4,921.00

General CAPER Narratives:

2) Assessment of Three to Five Year Goals and Objectives

- a) Describe the accomplishments in attaining the goals and objectives for the reporting period.
- b) Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

**If not using the CPMP Tool: Use Table 2A, 2B, 3B, 1C, 2C, 3A*

**If using the CPMP Tool: Use Needs Tables, Annual Housing Completion Goals, Summary of Specific Annual Objectives. (Use of these tables is sufficient, additional narrative is not required.)*

- c) If applicable, explain why progress was not made towards meeting the goals and objectives.

PY 2011 CAPER General Questions #2c response:

a) During this past year, the City of Sheboygan met the following goals and objectives as outlined in our 5-year Consolidated Plan:

- *Lead Abatement of existing owner and rental units. Provide a lead safe environment for low and moderate income persons.*
In the 2011 year of the Lead Hazard Control Grant, 21 units were deemed lead safe and provided over \$277,465 in lead hazard control monies to qualified applicants.
- *Provide economic development loans to businesses.*
City of Sheboygan provided assistance to four (4) new businesses that created or plan to create approximately 111 new LMI jobs in the City of Sheboygan. Business Development Loans for these four businesses totaled \$1,450,000.
- *Increase childcare and youth recreation services.*
The City of Sheboygan continues to fund the Family Connections program which assists 34 households with payments for reduced childcare costs and funds spent on this activity were \$1,732.
- *Foster building code compliance of rental properties in locally selected areas.*
The City Building Inspection Division partnered with the Sheboygan Police Department for an enhanced code enforcement program in which a City Building Inspector and a Neighborhood Officer walk house to house in LMI neighborhoods with the highest crime trends and deal

with building code violations, garbage and abandoned vehicles. During Fall/Spring 2011-12, approximately 800 properties were written up for building code violations.

- *Increase or improve quality of physical facilities for services.*
The City of Sheboygan partnered with the Salvation Army and provided funds for an elevator installation in their newly expanded emergency shelter to provide the necessary access between the three floors of the shelter. Funds spent on this activity included \$38,000.
- *Initiate improvements in locally selected geographic areas.*
The City used \$495,000 for reconstruction of Huron Avenue from N. 10th Street to N. 14th Street. This project is part of NRSA No. 1. The City also used block grant funding as a match to State CDBG-EAP funding to continue to improve or storm sewer system and potential flooding in LMI neighborhoods.

b) See attached tables.

c) The City has met the goals as outlined in the Consolidated Plan. The only reason we might be a little behind is because of bidding schedules for public infrastructure projects that the City funds with block grant funding.

3) Affirmatively Furthering Fair Housing

a) Provide a summary of impediments to fair housing choice.

PY 2011 CAPER General Questions # 3a response:

The Sheboygan Housing Assistance Center operates a Fair Housing Hotline. From 4/1/2011 to 3/31/2012, the hotline made 4,343 requests for assistance compared to 3,082 in 2010. The most increase in calls is landlord/tenant issues. Below is a table of the issues, recommendations and referrals made based on the hotline calls:

Issues		2010 Statistics	2011 Statistics
	Unsafe Conditions/Landlord neglect of property	171	202
	Eviction Notice	222	350
	Landlord Tenant Conflict	87	97
	Tenant/Landlord Rights	62	125
Recommendations			
	Talk to Landlord	193	265
	Referrals	1408	1509
	Housing counselor negotiation w/ landlord and tenant	53	78
Referrals Made			
	Housing Inspector	76	125
	Legal Action of Wisconsin	211	269
	Economic Support	249	302
	Other Resources (churches, Housing	872	1021

	Authority, Health Dept., emergency shelter, Partners, Police Dept., landlords		
	TOTAL REQUESTS	3,604	4,343

Based on the calls received in 2011, as the unemployment in the Sheboygan continues to be a concern, financial need, homelessness, housing assistance continues to rise.

b) Identify actions taken to overcome effects of impediments identified in the jurisdiction's Analysis of Impediments.

PY 2011 CAPER General Questions # 3b response:

The City of Sheboygan developed and hosted along with the Sheboygan Police Department a Landlord Training Program in Fall 2011. This was the first time a landlord training program was held in the City. The attendance was overwhelming with 76 landlords participating. The training covered all aspects from tenant screening to fair housing compliance.

The City of Sheboygan posted notices to public service agencies interested in applying for public service dollars regarding submitting of Request for Proposals in Spanish, Hmong, and English. If a non-English speaking person is interested in applying for CDBG funds, the City works with translators from Partners for Community Development and the Hmong Association as well as a translating service from Green Bay.

The City also maintains a database of all public service agencies in the City that have requested funding or received funding. A copy of the Request for Proposals was also sent directly to these public agencies that have received funds in the past from the City. Each of the groups outlined in our Citizen Participation Plan received funding through the public service dollars and provide fair housing activities to the following groups:

- Extremely low, low and moderate income persons;
- Minorities;
- Non-English speaking persons; and
- Persons with physical disabilities

Also, we continue to support through public service dollars the agencies that sponsor the fair housing assistance numbers.

The City has completed the planning for the update to the Analysis of Impediments and will be obtaining City Council approval during July and will be submitting the plan to HUD near the end of July 2012.

4) Address Obstacles to Meeting Underserved Needs

Identify actions taken to address obstacles to meeting underserved needs.

PY 2011 CAPER General Questions # 4 response:

The City continues to collaborate with social services agencies in the community, to identify needs that might be able to receive block grant funding. The City has been encouraging funded public service dollar entities to not rely on the CDBG entitlement dollars to support their program. The Strategic Fiscal Planning Committee has been reviewing each organizations sustainable plan for the future and requiring them to not rely on CDBG dollars. A number of the public service agencies are utilizing the block grant dollars to leverage other state/federal grants to fund their programs.

5) Foster and Maintain Affordable Housing

Identify actions taken to foster and maintain affordable housing.

PY 2011 CAPER General Questions # 5 response:

Partners for Community Development: Provides pre-purchase and post-purchase housing counseling, budget and credit management assistance, referrals to lenders, interpretation/translation services and outreach efforts to assist 162 new individuals benefited through their Homebuyers Assistance Program.

City of Sheboygan Community Development Block Grant Housing Rehabilitation Program: According to our mission with the Housing Rehabilitation Program, we continue to rehabilitate, maintain and expand the supply of decent, safe and sanitary housing with the City of Sheboygan. We provide funding opportunities to low-moderate income persons with deferred to four percent loans to assist with the rehabilitation efforts. In 2011, 17 households received assistance through the Housing Rehabilitation program as well as households that benefit from the Lead Hazard Control Program in which Housing Rehab. funds were used as a match to this grant program.

6) Leveraging Resources

a) Identify progress in obtaining “other” public and private resources to address needs.

PY 2011 CAPER General Questions # 6a response:

Below is a list of public service agencies during this calendar period that utilized CDBG Funds as leverage for additional public/private resources:

Public Service Agencies	
	Additional Resources Leveraged:
Mental Health America	\$24,280
Hmong Association	\$30,000
Sheboygan Housing Coalition	\$70,000
Safe Harbor	\$15,095
Salvation Army Emergency Shelter	\$25,000
Partners for Community Development	\$122,390
Family Connections	\$29,500

Sheboygan Transit	\$73,190
Sheboygan County Interfaith Org	\$127,374
Rebuilding Together	\$19,500
Family Service Association	\$42,200
Home Inc.	\$11,856
TOTAL LEVERAGED	\$590,385

b) Describe how Federal resources from HUD leveraged other public and private resources.

PY 2011 CAPER General Questions # 6b response:

As stated earlier, the City of Sheboygan utilized the housing rehabilitation program as a match to the Lead Hazard Control Grant. Approximately \$277,465 of Lead Hazard Control dollars were leveraged to our \$76,658 of HUD Housing Rehabilitation Loan dollars.

The City of Sheboygan acquired at \$1.5M grant from the State CDBG-EAP program in which the city leveraged \$432,000 in entitlement funds.

Under the Business Development Loan Program, four (4) loans were made with private entities. These four entities provided approximately \$2,282,500 in private funding resources and invest in the community.

c) Describe how matching requirements were satisfied.

PY 2011 CAPER General Questions # 6c response:

Because the City of Sheboygan receives funds from HUD as an entitlement community, no other matching requirements were met than described above.

7) Citizen Participation

a) Provide a summary of citizen comments.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

PY 2011 CAPER Citizen Participation # 7a response:

A copy of the CAPER was posted on the City's website the first week of June to receive public comment prior to submittal to HUD.

The City of Sheboygan held a public hearing on June 20, 2012 at 12:00 PM. A notice was published in the Sheboygan Press to notify the public of the hearing on May 30, 2012.

b) Describe how consideration was given to comments or views of citizens, received in writing or orally at public hearings, in preparing the CAPER.

PY 2011 CAPER Citizen Participation # 7b response:

No citizen comments were received at the public hearings.

8) Institutional Structure

Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

PY 2011 CAPER Institutional Structure # 8 response:

The Department of City Development works with the City Engineering Department, Historic Preservation Commission, Redevelopment Authority, the City Building Inspections Department and the City Finance Department to coordinate and enhance services provided by this funding and to minimize impact to the community and public service agencies.

9) Monitoring

a) Describe actions taken to monitor the jurisdiction's performance in meeting objectives and outcomes set forth in its strategic plan.

PY 2011 CAPER Monitoring # 9a response:

At least once every two years, City staff conducts formal on-site monitoring. These visits are conducted more frequently if the sub-recipient is new or is having difficulty meeting program requirements. Program staff also review monthly and quarterly reports, and analyzes evaluation forms.

b) Describe how and the frequency with which you monitored your activities, including sub recipients (including sponsors or administering agents).

PY 2011 CAPER Monitoring # 9b response:

At least once every two years, a representative of City Development and the Finance Department visited 4-5 of the sub-recipients. A checklist was devised and at the visit a variety of questions were asked that included the following:

- National Objective/Eligibility
- Conformance to the Sub recipient Agreement
- Record Keeping Systems
- Financial Management Systems
- Non-Discrimination and Actions to further Fair Housing
- Conclusion and Follow-up

c) Describe the results of your monitoring including any improvements made as a result.

PY 2011 CAPER Monitoring # 9c response:

After the monitoring visit was completed a follow up letter was sent to each sub recipient with findings of the visit. Each organization was required to provide documentation related to the findings, if applicable, and then it was reviewed. Most of the findings referred to the financial portions and these were reviewed by the City Finance Department. For the organizations that we received no or limited follow up from, during the planning process for the

following program year, these were taken into consideration and the organization was notified of this as well.

- d) **Describe actions taken to insure compliance with program requirements, including requirements involving the timeliness of expenditures.**

PY 2011 CAPER Monitoring # 9d response:

It has been standard policy if the City is unaware if an activity is eligible, to contact HUD before funds are disbursed. Also, CDBG staff has attended HUD training events to gain additional knowledge of the CDBG program.

- e) **Describe steps/actions taken to ensure long-term compliance with housing codes, including any actions or on-site inspections undertaken during the program year.**

PY 2011 CAPER Monitoring # 9e response:

Since the City's Building Inspection Department is part of the City Development Department, all inspections undertaken for the housing rehabilitation program are completed with a building inspector present. Funds are not disbursed to contractors until issues are resolved. If continued issues arise with Contractors, the Building Inspection Department works with the Contractor or suspends their license to ensure that the applicants of the housing rehabilitation program are getting the best job possible.

- f) **What is the status of your grant programs?**

i) **Are any activities or strategies falling behind schedule?**

ii) **Are grant disbursements timely?**

iii) **Do actual expenditures differ from letter of credit disbursements?**

PY 2011 CAPER Monitoring # 9f response:

- i.) All of the activities that the City has allocated funding to are on-schedule. The only depending factor is when we receive the funds whether a project that our procurement policy requires us to get competitive bids can meet the favorable construction season.
- ii.) Yes, all grant disbursements are completed in a timely fashion.
- iii.) No

10) Antipoverty Strategy

Describe actions taken during the last year to reduce the number of persons living below the poverty level.

PY 2011 CAPER Antipoverty Strategy #10 response:

The City does not provide direct services to reduce the number of households with income below the poverty line. Indirectly, the City supports the housing rehabilitation projects that lead to safer, affordable housing and energy efficient homes. Through the use of this program, the housing costs for a homeowner are reduced and the cost of repairs to maintain the home is loaned with CDBG funds at 0% to 4% interest rates.

The City also supports public service activities through the annual CDBG entitlement monies. Many of these activities benefit persons with a risk of

homelessness, mental illnesses, physically handicapped, and low-income elderly.

Self-Evaluation

- a) **Provide an evaluation of accomplishments. This evaluation must include a comparison of the proposed versus actual outcomes of each outcome measure submitted with the strategic plan and explain, if applicable, why progress was not made toward meeting goals and objectives.**

The following table describes the proposed vs. actual outcomes by subrecipient:

Subrecipient Outcomes	Proposed	Actual
Economic Development Loans		
Business Jobs	40	111
Public Service Agencies (LMI Persons)		
Mental Health America	200	121
Hmong Association	230	108
Sheboygan Housing Coalition	1500	417
Safe Harbor	430	1094
Salvation Army Emergency Shelter		250
Partners for Community Development	25 hshld	668 indiv
Family Connections	135	160
Sheboygan Transit	635	2261
Sheboygan County Interfaith Org	82	82
Rebuilding Together	9 hshld	85 indiv
Family Service Association	810	279+
Home Inc.	79	82
Housing Units		
Housing Rehabilitation	5	8

- 11) Identify whether major goals are on target and discuss reasons for those that are not on target.**

As people in the City continue to utilize services provided by the public service agencies because of the high unemployment rate, the need for additional financial services will be greater. As for the meeting the goals of the Business Development Loan Program is strictly tied to the collapse of the financial markets. When the market was good, businesses were expanding, new small

businesses opening, however, now the projects include creation and retention of present jobs.

12) Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

PY 2011 CAPER Self-Evaluation # 11, 12, 13 response:

The City's goals with public service activities appear to be on schedule. With the current unemployment rates for the City of Sheboygan at 8%, the need for public service agencies is great.

HOUSING

Affordable Housing

13) Evaluate progress in meeting its specific affordable housing objectives, including:

- a) Comparison of proposed numeric goals (from the strategic plan and annual plan) with the actual number of extremely low-income, low-income, and moderate-income renter and owner households assisted during the reporting period.**

**If not using the CPMP Tool: Use Table 2A, 3B, 2B, 1C, 2C, 3A)*

**If using the CPMP Tool: Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.*

PY 2011 CAPER Affordable Housing # 13a response:

Please see the attached Housing Needs worksheet for more specific information on affordable housing goals.

- b) Report the number of households served meeting the Section 215 requirements of affordable housing (essentially meeting the definitions in 24 CFR 92.252 and 92.254 for renters and owners, respectively).**

While the City of Sheboygan does not receive HOME entitlement funding, all of the units assisted through both the Housing Rehabilitation Program and the Partners for Community Development meet the definition of affordable housing as outlined in Section 215.

- c) Describe efforts to address worst case needs (defined as low-income renters with severe cost burden, in substandard housing, or involuntarily displaced).**

PY 2011 CAPER Affordable Housing # 13c response:

Low-income renters with severe cost burdens received assistance through the Sheboygan Housing Coalition and their one-stop shop. Otherwise, they may receive temporary housing through the Salvation Army's shelter. If the City of Sheboygan is involved through the Building Inspection Department, they

are referred to the Sheboygan County Health and Human Services Department, and they will work with local agencies to provide assistance as needed.

d) Description of efforts to address the accessibility needs of persons with disabilities.

PY 2011 CAPER Affordable Housing # 13d response:

An eligible item through the City's Housing Rehabilitation Program is to assist with handicapped assessable needs in the home. During the 2011 program year, no requests were made to assist with these activities in residential properties.

The City did however, provide funding to the Salvation Army to install an elevator in their new expanded emergency shelter.

Public Housing Strategy

14) Describe actions taken during the last year to improve public housing and resident initiatives.

PY 2011 CAPER Public Housing #14 response:

The City of Sheboygan continues to work closely with the Sheboygan Housing Authority to address issues related to public housing. No CDBG entitlement funds were utilized to improve public housing.

Barriers to Affordable Housing

15) Describe actions taken during the last year to eliminate barriers to affordable housing.

PY 2011 CAPER Barriers to Affordable Housing #15 response:

No specific actions were undertaken in 2011 to eliminate barriers. Barriers are tackled on a case-by-case basis as projects evolve. City Development has held a citizen participation plan meeting to obtain citizen views and to notify community residents of the programs that are available to low-income persons within the City. City Development also meets with the Housing Authority to address any concerns or obstacles they may have related to affordable housing.

Lead-based Paint

16) Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

PY 2011 CAPER Lead-based Paint #16 response:

In 2011, the City received a Lead Hazard Control Grant through the Office of Healthy Homes and Lead Hazard Control. The City has leveraged Lead Hazard Control monies with CDBG monies for this grant. All CDBG funded activities had a lead risk assessment completed by a certified consultant. The City of Sheboygan has also encouraged CDBG recipients to utilize the City's Lead Hazard Control

Grant in conjunction with their CDBG project. If no Lead Hazard Control grant monies are used, all rehab projects address the lead issue and corrected as part of the rehabilitation project. All of the CDBG rehab projects were corrected of Lead paint. The City continues to promote the Housing Rehabilitation Program to families that do not qualify for the Lead Hazard Control grant program.

HOMELESS

Homeless Needs

17) **Identify actions taken to address needs of homeless persons.**

PY 2011 CAPER Homeless Needs #17 response:

The City of Sheboygan in 2011 funded programs related to public service organizations to address the needs of homeless persons and they include the following:

- ❑ Salvation Army received funds help to support its free dental and health clinic for underinsured low income persons and provide shelter opportunities for the homeless.
- ❑ Mental Health Association received funds to help support their medication accounts for uninsured persons.
- ❑ Family Connections One-Stop Shop received funds for a one-stop place for low income persons to get counseling services, transitional housing, shelters, and other services all under one roof.
- ❑ Hmong Association used funds to provide transitional services to new refugees and other service providers.

18) **Identify actions to help homeless persons make the transition to permanent housing and independent living.**

PY 2011 CAPER Homeless Need #18 response:

Funds were provided to Sheboygan County Interfaith Organization for their Bridgeway and Beyond transitional living program to allow low income persons the resources to escape poor living conditions, obtain new skills and become self-sufficient.

19) **Identify actions taken to implement a continuum of care strategy for the homeless and new Federal resources obtained during the program year, including from the Homeless SuperNOFA.**

**If not using the CPMP Tool: Use Table 3B, 1C*

**If using the CPMP Tool: Use Needs/Homeless, Needs/Non-Homeless, Annual Housing Completion Goals, Summary of Specific Annual Objectives.*

PY 2011 CAPER Homeless Needs #19 response:

The City currently works with the Lakeshore CAP agency that takes the lead on the continuum of care strategy and provides assistance as needed. No funds from the City's Entitlement Program has been disbursed for the continuum of care strategy during the 2011 Program Year.

Specific Homeless Prevention Elements

20) Identify actions taken to prevent homelessness.

PY 2011 CAPER Specific Homeless Prevention #20 response:

We continue to provide funding to public service organizations that provide shelters for homeless people. In 2011, the Salvation Army expanded their emergency shelter by adding 15 new beds, 5,282 square footage for a total cost of \$2.6M.

Emergency Shelter Grants (ESG)

21) Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).

PY 2011 CAPER ESG # 21 response:

The City of Sheboygan does not take part in the Emergency Shelter Grant Program.

22) Assessment of Relationship of ESG Funds to Goals and Objectives a) Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.

**If not using the CPMP Tool: Use Table 2A, 3B, 2B, 1C, 2C, 3A)*

**If using the CPMP Tool: Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.*

PY 2011 CAPER ESG Evaluate Progress # 22a response:

The City of Sheboygan does not take part in the Emergency Shelter Grant Program.

b) Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.

PY 2011 CAPER ESG # 22b response:

The City of Sheboygan does not take part in the Emergency Shelter Grant Program.

23) Matching Resources

a) Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

PY 2011 CAPER ESG # 24 response:

The City of Sheboygan does not take part in the Emergency Shelter Grant Program.

24) State Method of Distribution

- a) **States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.**

PY 2011 CAPER ESG # 24 response:

The City of Sheboygan does not take part in the Emergency Shelter Grant Program.

25) Activity and Beneficiary Data

- a) **Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESG expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.**

PY 2011 CAPER ESG # 25a response:

The City of Sheboygan does not take part in the Emergency Shelter Grant Program.

b) **Homeless Discharge Coordination**

- i) As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
- ii) Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

PY 2011 CAPER ESG # 25b response:

The City of Sheboygan does not take part in the Emergency Shelter Grant Program.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Refer to the Non-homeless Special Needs Table in the Needs.xls workbook or Table 1C.

- 26) Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).**

PY 2011 CAPER Non-homeless Special Needs #26 response:

The City provided funds to Safe Harbor to provide services for intervention and transitional services for victims of domestic abuse and sexual assault. The City also provides funds to the Mental Health Association to provide counseling services and medication to non-homeless persons. No funding in this reporting period had been distributed to the HIV/AIDS individuals or their families.

COMMUNITY DEVELOPMENT

Community Development Block Grant

27) Assessment of Relationship of CDBG Funds to Goals and Objectives

- a) Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

****If not using the CPMP Tool:** Use Table 2A, 3B, 2B, 1C, 2C, 3A)*

****If using the CPMP Tool:** Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.*

- b) Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

****If not using the CPMP Tool:** Use Table 2A, 3B, 2B, 1C, 2C, 3A)*

****If using the CPMP Tool:** Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.*

PY 2011 CAPER CDBG Progress Evaluation response:

The City of Sheboygan utilizes its Housing Rehabilitation Program to assist with meeting the goals of affordability. This program allows LMI household's to renovate their homes to make them safer and healthier places to live. During the 2011 program year, the following homes were provided housing rehabilitation funds:

Program: Housing Rehabilitation/Reconstruction

Goal: Make repairs or rehab to existing income-eligible owner-occupied and owner-investor housing to address building code issues and lead based paint issues.

Objective: 30 homes of income-eligible homeowners are made safer and lead based paint standards are reduced.

Expended: \$72,004.15 (funded through revolving loan activities)

Owner Contribution: \$68,823.75

Lead Hazard Contribution: \$277,465

- c) Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.**

PY 2011 CAPER CDBG LMI Benefit # 27c response:

All CDBG funds expended benefited low, very low and extremely low-income persons.

28) Changes in Program Objectives

- a) Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.**

PY 2011 CAPER CDBG #28 response:

No program objectives were changed during this Program Year. The City has established a process that allows us to meet the needs of the LMI in our community and undertakes this on a year to year basis.

29) Assessment of Efforts in Carrying Out Planned Actions

- a) Indicate how grantee pursued all resources indicated in the Consolidated Plan.**
b) Indicate how grantee provided certifications of consistency in a fair and impartial manner.
c) Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

PY 2011 CAPER CDBG # 29 response:

A large amount of leveraged funds that the City received during this program year was the \$1.8M Lead Hazard Control Grant that are estimated to be matched with \$600,000 of the CDBG Housing Rehabilitation monies.

All entitlement monies for each of the public service activities were handled through an application and interview process and ranked based on past performance and benefit to the low-to-moderate income persons.

All other projects that the City funds with entitlement monies are used in LMI areas greater than 51% based on the U.S. Census.

The City of Sheboygan did not hinder the implementation of the plan by action or willful inaction.

30) For Funds Not Used for National Objectives

- a) Indicate how use of CDBG funds did not meet national objectives.**
b) Indicate how use of CDBG funds did not comply with overall benefit certification.

PY 2011 CAPER CDBG #30 response:

All CDBG Entitlement activities meet a national objective prior to funding the activity.

- 31) Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property**
- a) **Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.**

PY 2011 CAPER CDBG # 31a response:

This question does not pertain to the City's activities as no acquisition occurred.

- b) **Describe steps taken to identify households, businesses, farms or nonprofit organizations that occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.**

PY 2011 CAPER CDBG # 31b response:

N/A

- c) **Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.**

PY 2011 CAPER CDBG # 31c response:

N/A

- 32) Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons**

- a) **Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.**

PY 2011 CAPER CDBG # 32a response:

Each new Business Development Loan recipient needs to commit to a specific number of LMI full-time equivalent positions before any loan proceeds are disbursed based on \$10,000 per job. Per the loan agreement, if the committed jobs are not created in the first two years of the loan, the loan becomes due in full to the City.

- b) **List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.**

PY 2011 CAPER CDBG # 32b response:

		Mechanic/Technician	Yes
		Salesperson	Yes
		Office Clerical	Yes
		Manufacturing Line Workers	Yes
		Assemblers/Shippers/Maintenance Workers	Yes
		Call Center Representatives	Yes
		Purchasing Manager	No

			Warehouse/CDL Drivers	Yes
--	--	--	-----------------------	-----

- c) **If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.**

PY 2011 CAPER CDBG # 32c response:

If they did, this would be the responsibility of the employer to provide the training/skills.

33) Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit

- a) **Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of who are low- and moderate-income.**

PY 2011 CAPER CDBG # 33a response:

The City utilizes LMI data from the 2000 census to certify areas are LMI. If the activity is to benefit based on limited clientele, the City verifies this requirement based on income verifications of the persons utilizing the service.

34) Program income received

- a) **Detail the amount repaid on each float-funded activity.**

PY 2011 CAPER CDBG # 34a response:

The City does not have any float funded activities.

- b) **Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.**

PY 2011 CAPER CDBG # 35b response:

The City of Sheboygan has the following loans outstanding as of 3-31-2011:

Housing Rehabilitation Deferred Loans

Hauch, Mary	5,950.45
Kneever, Beatrice	6,483.21
Pachniak, Charmaine	7,500.00
Grosshuesch, Harlan	1,820.00
Gruenke, Clement	3,300.00
Hildebrand, Scott	8,600.00
Houseye, Leroy	6,792.85
Meyer, Ronald	10,000.00
Friedrichs, Patricia	4,700.00
Geisler, Frank	7,208.50
Heidemann, John	7,600.00
Lange, Phyllis	4,900.00
Molina, Margaret	5,865.37
Retzack, Helen	3,251.00
Revezoulis, Avgivoul	8,600.00
Steinpreis, Kurt	4,945.00
VanDerWeele, Larry	4,723.22
Franzen, Brian	7,300.00
Lange, Phyllis	3,695.70
Mueller, Ronald	7,910.25
Schwartz, Arthur	9,950.93
Steinpreis, Kurt	

	4,855.00
Federer, Michael	3,982.70
Goltry, Benjamin	4,289.87
Seiler, Hat	7,320.21
Trester, Robert	6,296.46
Vargas, Juan	5,791.49
Baumann, Marcie	8,100.00
Lehmann, William	6,498.14
Ormson, Doris	6,500.00
Ruiz, Pablo	5,170.44
Strusick, Clarence	4,671.56
Winter, Allen	6,500.00
Adamavich, Gerda	16,107.00
Becker, Toni Lynn	14,121.18
Bender, Wayne	700.00
Braaksma, Darrell	25,000.00
Buss-Espinoza, Angela	8,865.00
Brown, Maurice	25,000.00
Carver, Denise	9,879.00
Cheadle, Kelly	9,563.00
Cleveland, Cheryl	16,000.00
Dekker, Timothy	7,000.00
Feudner, Stephen	6,996.00
Guerrero, Patrocinio	12,606.00

Haleem, Saleh	9,734.31
Hansen, Jennifer	7,500.00
Hansen, Susan	15,357.00
Hernandez, Deborah	25,000.00
Hutchins, Anthony	15,372.00
Janke, Elvira	24,963.00
Kesner, Regis	13,137.58
Knudtson, Michael	19,064.00
Kober, Robert	11,053.00
Kramer, Tina	24,330.00
Krause, Jean	7,500.00
Krueger, Karen	7,528.00
Kue, Chue	16,000.00
Lee, Pao Yang	14,907.00
Lee, Pheng	8,963.00
Lind, Karen	10,058.00
Luckow, Emma	24,762.00
McCarthy, Connie	4,700.00
Miller, Marlin	2,982.00
Molitor, Donna Mae	7,100.00
Oldenburg, Raymond	10,300.00
Ottensmann, Catherine	12,000.00
Perreault, Janet	25,000.00
Reglin, Jane	

	16,000.00
Ruppel, Marjorie	5,007.00
Schenk, Harald	5,800.00
Schmidt, Clarence	4,600.00
Shinn, Randal G & Lantto, Barb	9,540.40
Soto, Emily	24,391.46
Stevens, Jean	25,000.00
Stichert, Harriett	14,897.00
Siller, Kari	19,000.00
Tamminga, Judy	16,000.00
Tarnowski, James	22,912.00
Tevsh, Ladislav	25,000.00
Timmel, Barbara	4,439.00
Vang, Pao	6,742.35
Yang, Thao Lee	9,049.55
Yang, Hue	11,340.00
Yang, Patricia	24,252.00
Haleem, Saleh	494.01
McCarthy, Connie	1,900.00
Nowak, Bernard	1,910.00
Potochnik, Mrs. John	6,512.51
Schmidt, Lorna	7,500.00
Vincevineus, Mary	7,371.00
Bender, Wayne	5,600.00

Haleem, Saleh	1,343.21
Hanson, Julie	1,490.00
Heckendorf, Kenneth	1,000.00
Her, Charles	6,830.00
Hohwald, Cecelia	3,009.28
McCarthy, Connie	1,114.39
Mueller, Ronald	1,045.97
Mueller, Ronald	2,560.00
Potochnik, Ruth	5,487.49
Wilhelm, Edward	4,664.00
Hytry, Daniel	2,141.00
Vue, May	2,013.00
Wiedmeyer, Joseph	1,048.00
Haleem, Saleh	428.47
Meulbroek, Lois	9,739.00
Miller, Marlin	2,876.00
Ruppel, Gordon	1,165.00
Schild, James	6,129.93
Cerda, Juan	2,400.00
Haas, Anneliese	4,102.00
Leuck, Carol	4,100.00
Mallmann, Clara	12,000.00
Sauer, Patricia	5,900.00
Wappler, Virginia	

	2,193.00
Althen, Kelly	2,288.00
Beringer, Marilyn	4,650.00
Hansen, Jennifer	2,100.00
Michalski, Charlet	16,495.00
Pagel, Virginia	12,000.00
Pena, Fernando	7,795.00
Pentek, Dennis	4,050.00
Potochnik, Ruth	6,499.00
Ruppel, Gordon	1,765.00
Butler, Laura	12,000.00
Cheadle, Kelly	4,570.00
Hutchison, Betty	4,900.00
Klunck, Christ	6,000.00
Neumann, Laura	4,353.00
Pisula, Arthur	7,500.00
Reglin, Eugene	9,560.00
Rosenthal, Yvonne	7,063.00
Sebald, Gayle	6,987.00
Blandin, Lee	10,500.00
Boutillier, Adriene	11,897.00
Emmer, Wayne	16,000.00
Hawkins, Kenneth	2,060.00
Heckendorf, Kenneth	3,302.00

Kober, Anthony	10,978.00
Pentek, Dennis	7,950.00
Ristenpadt, Leon	12,000.00
Sebald, Gayle	6,412.00
Stark, Ben	8,232.64
Visser, Lois	11,500.00
Wick, Bradley	4,700.00
Williams, Nicolas	1,210.00
Williams, Nicolas	9,449.00
Beimel, Laura	8,062.00
Brey, Shirley	6,362.00
Champeau, Gloria	11,922.00
Gens, Robert	12,000.00
Gordon, William	4,495.88
Hansen, Jennifer	1,962.00
Herr, Wongxai	10,269.60
Jaehnke, Clifford	2,265.50
Krueger, Karen	7,076.93
Lao, Cheng	12,000.00
LaPean, Cletus	7,500.00
Livermore, Debra	8,314.00
McQueen, Carol	16,562.00
Mueller, Janna	4,965.09
Nowak, Linda	

	3,600.00
Plumb, Helen	1,700.00
Scheele, Jennifer	7,542.82
Schilling, Robert	6,038.00
Strysick, Sona	11,500.00
VanHaveren, Carol	6,657.00
Wilson, Norman	25,000.00
Zimmermann, Gary	9,192.35
Altwies, James	13,200.00
Beimel, Laura	4,743.00
Botdorf, Lijah	3,458.00
Burg, Eldon	3,549.50
Donlon, Brenda	14,312.00
Jakum, Terri	12,842.50
Laufman, Heather	17,743.00
Lor, Dua	9,862.00
Miller, Marlin	2,057.00
Mueller, Ronald	1,367.54
Nitka, Jennifer	12,000.00
Prunick, Michael	4,463.00
Ruppel, Marjorie	5,149.00
Van Haveren, Carol	3,620.00
Bopha, Rudkin	3,998.50
Fohrman, Betty	4,537.00

Klemme, David	4,894.00
Klunk, Virginia	5,200.00
Meyer, Robert	16,000.00
Mlejnek, Alice	5,500.00
Plumb, Helen	9,100.00
Ruppel, Marjorie	1,013.00
Schmidt, Roland	8,008.00
Schoen, John	15,947.00
Wieberdink, Greg	16,000.00
Yang, Hue	2,662.00
Grosskopf, Lee	8,950.00
Haft, Robert	9,700.00
Kau, Shirley	1,562.11
Lehmann, Walter	5,862.00
Miller, Dean	7,344.00
Patchak, Kenneth	13,273.00
Her, Chai	2,350.22
Launer, Roland	15,546.05
Moua, Va Neng	627.00
Schilling, Robert	16,000.00
Smith, Rita	4,840.00
Alby, Sharon	12,106.00
Klemann, Keki	4,763.00
McCarthy, Connie	

	4,000.00
Meyer, Kurt	4,281.00
Sandee, Kent	25,000.00
Sheboygan Cty Interfaith	15,000.00
Walker, Elizabeth	5,833.00
Yang, Mee	9,037.00
Zimmermann, Gary	11,181.17
Autio, Eric	19,179.75
Burkhart, Rita	6,099.70
Chapman, David	16,399.00
Dean, Irene	9,062.00
Felsing, Cory	16,000.00
Higgins, Lorita	9,500.00
Hutchison, Betty	4,262.00
Klemme, David	8,500.00
Margenau, Fred	9,500.00
Ormson, Doris	9,500.00
Paasch, Jayne	2,763.00
Rothe, William	16,000.00
Schicker, John	17,981.00
Sheb Cty Interfaith	35,000.00
Themar, Tim	15,628.95
Voskuil, Kathy	16,000.00
Yang, Ka Xiong	19,227.00

Avina, Jose	4,203.00
Burss, Kathleen	25,008.00
Fischer, Virginia	5,659.00
Higgins, Lorita	7,667.00
Heyn, Jessica	11,000.00
Knaub, Joanne	5,703.00
Kretschmann, Geraldine	7,806.00
Lamb, Stephanie	9,616.95
Lauer, Paul	23,103.00
Patchak, Kenneth	2,904.15
Ritmiller, Kristian	6,625.00
Rosenthal, David	19,408.00
Seefeldt, Ronald	28,807.00
Stark, Benjamin	3,041.94
Voechting, Robert	24,759.00
Wappler, Virginia	21,198.51
Wilson, Caleigh	10,928.69
Bordorf, Lijan	6,013.00
Kober, Catherine	19,269.00
Reiner, Susan	16,592.00
Torres, Alberto	18,817.00
Welcher, Richard	7,265.00
Xiong, Wa Woo	6,423.00
Yang, Vang	

	8,230.00
Zabel, Robert	5,846.59
Steinmeyer, David	3,043.00
Perkins, Nathan	2,845.00
Zavrl, Joseph	20,653.23
Thompson, Allison	5,263.00
Shaw, Ryan	6,624.00
Navine, Verna	7,902.42
Jakupovic, Senka	13,043.00
Lee, Hue	2,497.00
Goetsch, Diane	11,313.00
Baumann, Daniel	12,554.00
Tellen, John	6,705.00
Fedelina Arnulfo	7,628.00
Ward, Nancy/Leach	15,593.00
Bolle, Tracy	10,905.00
Moody, Betty	22,936.00
Unrein, Judith	9,062.00
Matthew, Ohm	10,856.00
Lee, Henry Ye	21,727.41
Steinmeyer, David	7,983.00
Schneider, Roman & Bernice	5,704.50
Por, Dua & Lor, Mor Yang	2,628.00
Schmidt, Randall	3,786.75
Susan Olsen Pardo	

	23,881.00
Scott & Mary Lou O'Connell	7,788.00
David Garcia	4,174.37
Cheryl Bartz	9,000.00
May Houa Moua & Va Neng	16,084.00
Vue Yang & Soua Xiong	3,186.00
Chou Lee, Yer Vue & Ge S Lee	3,263.00
Chai Her & Cha Chia Cheng	674.00
Dennis Frewert	10,978.00
Kathi A Weinberger	13,060.00
Victor & Megan Moctezuma	9,447.00
Scott & Julie Berthiaume	11,000.00
Lester Pierce	5,095.00
Harry & Barbara Chronis	7,273.00
Sharon Paulik	24,144.00
Jayne Weber	13,270.00
Robert Schlegel	6,695.00
Brian L & Kristin R Faucher	6,670.00
Carlotta Dirks	3,830.00
Daniel M Batt	3,025.00
Long Sue Lee & Malee Xiong	11,005.00
Xia & Blia Xiong & Sarah Song Vang	8,150.00
Joan M Kolodzinski	24,209.00
Michael C La Plant	25,000.00

John Bee Vue & Yia Thao	13,734.00
Erik G Neave	17,146.00
David Garcia	7,740.00
Yang, Ali Phia & Kou Lee	12,295.00
Hat Vrba	9,688.00
Chue Toua Lee & Bao Thao	6,506.50
James J III & Amanda L Gilliam	4,579.00
Conor Fennessy	7,662.00
Total outstanding	\$2,908,493.25
<i>Housing Rehabilitation Loans Owner-Investor Installment Loans</i>	
Adams, Dimple	9,763.46
Annette Thimmig	18,849.43
Arthur Schwefel	2,078.47
Augustin, Karen	333.11
Avina, Marco	2,577.52
Baalke, Paul	2,674.31
Baalke, Paul	2,683.96
Bai Lor	3,069.75
Baumann, Robert A & Jacob R	1,633.50
Beniger, William	193.44
Brant, Dale J	2,804.00
Brennan, John	5,695.11
Brion, Robert	8,200.00

Castro, Daniel	5,247.42
Cesar Houseye	15,997.51
Cha Lee & Khoua Thao	6,189.50
Chang, Charles & Brittany	5,732.78
Clutts, Peggy	4,557.43
Clutts, Peggy	569.15
Coisman, Chad	1,388.99
Dale Bogenschuetz	8,935.50
Dao Thao & Kang Chang	780.75
Demers, Mary Ann	12,729.53
Diane C & Timohty J Stessman	3,000.00
Dingel, Mark	1,672.56
Doherty, Randall D	2,191.00
Donald Etchoe	9,137.65
Ehaney, Michael	8,563.00
Eric Larson	5,605.60
Eric Larson	3,588.38
Felsinger, Timothy	2,331.46
Flinn, Thomas	339.99
Flinn, Thomas	308.82
Flinn, Thomas	349.56
Flinn, Thomas	146.74
Flinn, Thomas	409.68
Flinn, Thomas	

	681.91
Flinn, Thomas	2,582.16
Flores, Rosa	216.11
Fox, Terry	2,177.11
Fox, Terry	2,172.72
Galicia, Jorge	2,703.25
Geidel, Fred	4,638.30
Geidel, Fred	7,426.37
Gens, Robert	1,844.00
Grueschow, Roy	2,612.00
Hallam, Sean	10,067.84
Halle, Steven & Christine	9,961.92
Hietala, Jason	7,351.02
Jack Aschenbach	633.40
James P & Ann P Schultz	8,636.84
James Schultz	10,500.00
James Schultz	18,043.95
Janisse, Dennis	3,752.78
Janisse, Dennis	1,867.09
Janz, Robert	7,557.00
Janz, Robert	9,339.75
Janz, Robert M	2,149.50
Jekenewica, Angela	8,171.73
John Justinger	1,989.34

Johnson, Susan	3,426.73
Jump, Leon	2,941.29
Jump, Leon	5,814.69
Justinger, John	6,273.15
Justinger, John	2,965.64
Kasey Sipiorski	3,551.09
Kau, Shirley	1,637.94
Kennedy, James	1,166.71
Kenzer, Stephanie	1,806.97
Koeller, Lester	1,235.28
Koepp, Marina	3,983.11
Kolberg, Gary & Martha	7,596.40
Krueger-Scribner, M	1,846.96
Kuether, Michael	2,230.21
Kuether, Michael	7,500.00
Kuether, Michael	7,500.00
Kuether, Michael	3,710.58
Kuhlman, Karen	5,668.01
Kuitert, Richard	2,145.28
Kunde, Jason	1,804.52
Lake Michigan Rentals LLC	2,891.20
Lara-Ruiz, Victor	14,000.00
Larson, Eric	2,185.24
Larson, Eric	

	5,159.67
Larson, Eric	6,187.60
Larson, Eric	1,818.15
Larson, Eric	82.40
Larson, Eric	6,056.86
Lee, Cheng	2,911.00
Lee, Douaneng	7,521.47
Lee, Pa Cha	9,628.45
Lee, Yia	5,000.00
Lippold, Cathy	6,669.73
Lor, Steve	10,803.00
Mackic, Haris & Gina	2,326.35
McMullen, John	5,107.37
McMullen, John	11,214.97
McMullen, T John & Janet	4,124.11
McMullen, T John & Janet	650.48
Meilahn, Richard	679.44
Meilahn, Richard	558.16
Men Lo, Kong	1,977.27
Michael & Erin Lindow	2,883.00
Miller, Robert	11,158.00
Miller, Scott	6,670.74
MTJ Inc	4,105.30
Nancy Krause/Wick	6,448.09

Nonhof, Christopher	8,671.97
Opgenorth, Steven	2,388.48
Orvis, Parmalee	3,422.10
Otte, David	14,538.63
Perez, Jesus	59.40
Perez, Jesus	3,366.90
Pha, Tony	5,447.44
Puddy, Angela	4,706.86
Reimer, Scott L	3,689.35
Richard E Hoey	10,360.50
Richter, Sharon	11,769.58
Salm, Nicholas A	6,448.56
Sapino, Lionel	14,172.77
Schaetzer, David	10,937.87
Schmidt, Randall	3,646.24
Schmidt, Randall	3,402.76
Schmidt, Randall	2,943.46
Schoen, Jeff	7,370.37
Schoen, Jeffrey & Tammy	2,039.97
Schultz, James A	9,457.58
Schultz, James P & Ann P	9,407.11
Schwefel, Arthur Jr & Donna E	10,666.00
Scott & Julie Berthiaume	3,672.07
Scott D & Julie A Thomas	

	5,388.16
Sea Dogs	-
Sea Dogs	2,775.74
Sea Dogs	1,051.30
Sheryl Leonhard-Froh	4,674.57
Skrepenski, Nicholas	4,185.09
Sprengel, Debra	1,283.09
Steinhardt, Steven	9,113.59
Swiss Homes	6,406.42
T John McMullen	4,640.37
Ten Haken-Ehren, D	8,169.90
Thiel, Kevin	6,664.45
Thorne, Mary	16,970.44
Vang N Vue & Ia Thao	4,779.12
Vang, Xay Kou	2,807.67
Vang, Xay Kou	747.25
Vue, Vang	4,457.38
Wagner, Steven	3,066.89
Wagner, Steven	1,495.39
Weber, Christopher	9,791.00
Xiong, Chathia	5,697.27
Xiong, Xai T	4,988.39
Yang, Phia	2,518.27
Yang, Phia	189.39

Yang, Youa Hang	12,690.00
Zabel, Peter	9,552.67
Zeinemann, Glenn	4,257.58
Zong Vang	9,417.00
Total Outstanding	801,392.12

Business Development Loans

Name of Business	Principal Outstanding on 3/31/11
Safe Harbor	\$75,000.00
Leaning Shanty	\$317.89
New York LLC	\$2,829.14
701-703 LLC	\$263,191.71
Thomas Kohlbeck	\$87,938.41
Optenberg Enterprises	\$146,754.77
Blue Moon Studio	\$5,665.87
821 LLC	\$160,477.20
1850 Development, LLC	\$29,446.11
2230, LLC	\$149,731.39
Doc & Rino Productions	\$17,131.35
Malt Scoop	\$48,536.39
Sunnyside Mall LLC	\$139,931.96
John McCabe	\$27,875.05
2100 North, LLC	\$183,866.53
Eclipse Manufacturing	\$287,000.00
John McCabe	\$18,943.33
Spikes of Sheboygan	\$80,952.00
Anne Bellas Salon	\$64,172.41
Intun Chiro Care	\$4,776.60
Harbor Pointe Golf	\$20,000.00
Lino Ristorante	\$41,530.48
Magna Tech WI	\$210,000.00
Bridal Essence	\$23,853.97
Yinko Designs	\$350,000.00
Dave Heather Corp	\$280,484.28
Rockline Industries	\$390,943.70

Mayline Corp	\$250,000.00
Total Outstanding	\$3,849,202.97

c) Detail the amount of income received from the sale of property by parcel.

PY 2011 CAPER CDBG # 34c response:

The City sold a small land-locked parcel of land in February 2012 to adjacent business for future expansion plans. The City completed an appraisal and determined the property to be worth \$10,000 of which the land was sold to Millennium Properties, LLC.

35) Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

a) The activity name and number as shown in IDIS;

PY 2011 CAPER CDBG # 35a response:

No reimbursement occurred in IDIS that was disallowed.

b) The program year(s) in which the expenditure(s) for the disallowed activity (ies) was reported;

PY 2011 CAPER CDBG # 35b response:

N/A

c) The amount returned to line-of-credit or program account; and

PY 2011 CAPER CDBG # 35c response:

N/A

d) Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

PY 2011 CAPER CDBG # 35d response:

N/A

36) Loans and other receivables

a) List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

PY 2011 CAPER CDBG #36a response:

The City does not have float-funded activities.

b) List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.

PY 2011 CAPER CDBG #36b response:

No other loans are outstanding other than ones listed below.

- c) List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.**

PY 2011 CAPER CDBG #36c response:

The City of Sheboygan provides deferred loans under the Housing Rehabilitation Program. The existing loans listed above provides those names and amounts of the deferred payment mortgages.

The business development loans that are deferred/forgivable based on new job creation with 51% of the jobs being LMI include:

- | | |
|--------------------------|-----------|
| a. Eclipse Manufacturing | \$287,000 |
| b. Magna Tech WI | \$210,000 |
| c. Mayline Corp | \$250,000 |

- d) Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.**

PY 2011 CAPER CDBG #36d response:

Name of Business	Original Loan Amount	Current Balance Outstanding
WWF	\$150,000	\$33,259.80
Kolar Kegging	\$200,000	\$69,290.47
168, LLC	\$250,000	198,877.06

- e) Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.**

PY 2011 CAPER CDBG #36e response:

No properties which utilized CDBG monies are for sale.

37) Lump sum agreements

- a) Provide the name of the financial institution.**

PY 2011 CAPER CDBG #37a response:

The City of Sheboygan does not have any lump sum agreements.

- b) Provide the date the funds were deposited.**

PY 2011 CAPER CDBG #37b response:

N/A

- c) Provide the date the use of funds commenced.**

PY 2011 CAPER CDBG #38c response:

N/A

d) Provide the percentage of funds disbursed within 180 days of deposit in the institution.

PY 2011 CAPER CDBG #38d response:

No funds were disbursed.

NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)

38) Jurisdictions with HUD-approved neighborhood revitalization strategy must describe progress against benchmarks for the program year.

PY 2011 CAPER NRSA # 38 response:

Goal 1: Significantly improve the quality of housing through enhanced code enforcement and investment in housing maintenance and rehabilitation.

3-year Outcome:

- 1.) Increase the number of code violation that are successfully remediated by up to 10% over 2008 numbers.
 - a. The Building Inspection Division has completed approximately 300 write-ups for code violations in the NRSA. Normally, before the enhanced code enforcement program, approx. 50-75 properties would have been written up.
- 2.) Increase utilization in Owner-Occupied and Rental Rehab Program by 3 additional loans.
 - a. The City provided funding to 6 additional loan recipients in this neighborhood.

Goal 2: Improve the economic wellbeing of the neighborhood by encouraging business development that will generate jobs for residents.

3-year Outcome:

- 1.) The city continues to work with interested businesses on funding opportunities to generate jobs.

Goal 3: Improve the quality of life in neighborhoods through efforts to improve public safety and increase community involvements.

3-year Outcome:

- 1.) The Gateway Neighborhood Association has been in existence for 3-years. The Gateway NA has an active board of Directors.
- 2.) Erie Hill Neighborhood: The City and Sheboygan Neighborhood Pride partner and continue to work with the Erie Hill Neighborhood group.
- 3.) Measurable improvements in the residents' sense of public safety. Community policing efforts continue to be the focus in the neighborhoods. Therefore, specific officers have been assigned to each neighborhood in Sheboygan.

The Department of Planning and Development has been meeting with the Police Dept, Building Inspection Division, City Attorney's office and the Public Works to determine goals and objectives for the neighborhood.

4.) Continuation and enhancement of support for CDBG-funded public services.

- a. The City continues to promote services dedicated to this neighborhood. The organization, Rebuilding Together, continues to set aside emergency repair funds for residents in this neighborhood to receive assistance for home repairs.

Goal 4: Continue to invest in City infrastructure within the NRSA.

3-year outcome:

2.) Completion of sidewalk, street, street lighting or park improvements.

- a. In 2011, the City reconstructed Huron Avenue from N. 10th Street to N. 14th street. Project involved new streetscapes, storm sewer, curb/gutter, and concrete pavement.

HOME/ADDI

HOME/ American Dream Down Payment Initiative (ADDI)

☒ NA

HOPWA

Specific HOPWA Objectives

☒ NA

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

PY 2011 CAPER Other Narrative response:
None